

AN ORDINANCE 100218

**AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT WITH THE GOVERNMENT OF THE STATE OF NUEVO LEON, MEXICO, OPERATING AS SECRETARIA DE DESARROLLO ECONOMICO, N.L., FOR THE USE OF APPROXIMATELY 1,521 SQUARE FEET OF OFFICE SPACE AT THE INTERNATIONAL CENTER, LOCATED AT 203 S. ST. MARY'S STREET, IN COUNCIL DISTRICT 1, FOR A TWENTY SEVEN (27) MONTH TERM, WHICH COMMENCED ON OCTOBER 1, 2004 AND WHICH WILL EXPIRE ON DECEMBER 31, 2005, AT A RENT THAT ESCALATES FROM \$9.60 PER SQUARE FOOT ANNUALLY TO \$13.20 PER SQUARE FOOT ANNUALLY DURING THE INITIAL TERM, AND PROVIDING FOR A TWO (2) YEAR RENEWAL TERM AT A RATE OF \$15.00 PER SQUARE FOOT ANNUALLY, PLUS COMMON AREA MAINTENANCE COSTS WHICH ARE SUBJECT TO ANNUAL ADJUSTMENT.**

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**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager, Interim City Manager, and his designee are authorized and directed to execute and deliver all instruments necessary or convenient to consent on behalf of the City of San Antonio to a Lease Agreement with the Government of the State of Nuevo Leon, Mexico, operating as Secretaria De Desarrollo Economico, N.L., for the use of approximately 1,521 square feet of office space at the International Center, located at 203 S. St. Mary's Street, in Council District 1, for a twenty seven (27) month term, which commenced on October 1, 2004 and which will expire on December 31, 2005, at a rent that escalates from \$9.60 per square foot annually to \$13.20 per square foot annually during the initial term, and providing for a two (2) year Renewal term at a rate of \$15.00 per square foot annually, plus Common Area Maintenance costs which are subject to annual adjustment.

**SECTION 2** The proceeds of this agreement shall be deposited into Fund 29-000000 entitled "Miscellaneous Special Revenue" Material Numbers 9000095 & 9000086 entitled "Lease-Facility Non-City Depts" and "Lease" respectively, Internal Order 224000000000 entitled "International Center" and the General Ledger Accounts 4401110 & 4407900 entitled "Property Usage-Building Rental" and "C&R Revenue-Other" respectively.

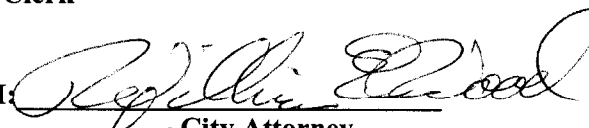
**SECTION 3.** This ordinance shall become effective January 16, 2005.

**PASSED AND APPROVED** this 6th day of January, 2005.



M A Y O R  
EDWARD D. GARZA

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
City Attorney